

Title Information

This survey was completed using Title Report Order No. 34582 First Amended dated March 5, 2004 from Stewart Title Guaranty Company and issued by Landmark Title Company.

The following item numbers circled represent items disclosed in the Title Report that are plotted on the survey.

The following item numbers uncircled could not be plotted:

- 11 Right of way Easement granted to the State Road Commission of Utah recorded June 22, 1939 as Entry No. 859880, in Book 234 at Page 207 of Official Records could not be plotted due to undisclosed size & location.
- 12 A right of way and easement of undisclosed width to Utah Power & Light Company and its successors by instrument recorded March 2, 1962 as Entry No. 1830686, in Book 1895, at Page 422 of the Official Records.
- 13 Right of Way Easement for Salt Lake County, its officers, employees, agents, and assigns, by instrument recorded December 18, 1967 as Entry No. 2227035, in Book 2617, at Page 544 of the Official Records.
- 14 10 foot Right of way easement for Salt Lake County by instrument recorded January 2, 1980 as Entry No. 3383916 in Book 5017 at Page 296 of Official Records.

Flood Plain Data

This property lies partially within Flood Zone "X", Flood Zone "X" (Shaded), Flood Zone "AE," and the Floodway Areas in Zone "AE" as shown on Salt Lake County, Utah and incorporated areas Map No. 49035C0312 E dated September 21, 2001.

Flood Zone X is defined as "Areas determined to be outside 500-year flood plain." Flood Zone "X" (Shaded) is defined as "Areas of 500-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood. Flood Zone "AE" is defined as Base Flood elevations determined."

Notes

The location and/or elevation of existing utilities shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. No underground explorations were performed.

Typical building dimensions have been purposefully omitted due to the temporary status of the buildings.

There is no observable evidence of earth moving work, building construction or building additions within recent months.

There is no observable evidence of recent street or sidewalk construction or repairs or any changes in street right-of-way lines completed or proposed.

There is no observable evidence of the site being used as a solid waste dump, sump or sanitary landfill.

Zoning Information

Zone	=	C-2 (Commercial)
Building Setback Requirements	=	
Front yard	=	20'
Back yard	=	none (corner lot 10' adjacent to residential)
Side yard	=	none (10' adjacent to residential)
Height Restrictions	=	75' (6 stories)
Bulk Restrictions	=	60%

Narrative

This Survey was requested by Mr. Roy Williams of Phillips Edison & Company prerequisite to the development of this property.

Monuments were found at the North Quarter Corner and the Northeast Corner of Section 9, Township 2 South, Range 1 East and the Salt Lake County Survey Reference Plat bearing of South 89°36'00" East was assigned to a line between these monuments as the basis of bearings.

No Survey Markers were placed as property corners with this survey.

Record Description

Beginning at a point on the South Line of the Murray-Holladay Road (4800 South Street), said point being East 904.76 feet and South 708.16 feet from the North Quarter Corner of Section 9, Township 2 South, Range 1 East, Salt Lake Base and Meridian, said point also being North 89°12'30" West 305.46 feet and South 01°46'50" West 40.94 feet from the Salt Lake County Surveyor's Monument in the intersection of Highland Drive and said Murray-Holladay Road, and running thence along said South Line of the Murray-Holladay Road the following: South 79°12'30" East 69.52 feet and South 89°12'30" East 179.66 feet to the West Line of old alignment of Highland Circle; thence along said West Line South 28°59'00" West 293.93 feet to the North Line of new alignment of Highland Circle and a point on the arc of a 105.00 foot radius curve to the Left (chord bears North 49°11'41" West 43.10 feet); thence along said North Line of Highland Circle the following: Northwestery along the arc of said curve 43.41 feet; thence North 61°02'15" West 65.79 feet to a point on the arc of a 160.00 foot radius curve to the Right (chord bears North 56°25'06" West 25.77 feet); thence Northwestery along the arc of said curve 25.80 feet; thence North 01°46'30" East 198.43 feet to the point of beginning.

Certification

To Phillips Edison LTD, Stations West - Holladay LLC, Walgreen Co, an Illinois corporation, Founders Title Company, Commonwealth Land Title Insurance Company, State of Utah, Division of Facilities, Construction and Management, LaSalle Bank National Association, Stewart Title Guaranty Company and Landmark Title Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM, and NSPS in 1999, and includes Items 2, 3, 4, 5, 6, 7a, 8, 9, 10, 11b, 14, 15, and 16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

Date: 12 Apr, 2004

Bruce D. Pimper
Utah RLS No. 362256

REV	DATE	DESCRIPTION
27	Nov. 2007	update certification
9	Apr. 2004	Field Check
27	Feb. 2004	Address Attorney Comments

GREAT BASIN ENGINEERING - SOUTH

CONSULTING ENGINEERS and LAND SURVEYORS

2010 North Redwood Road, P.O. Box 16747

Salt Lake City, Utah 84116

Salt Lake City (801)521-8529 Ogden (801)394-7288 Fax (801)521-9551

ALTA / ACSM Land Title Survey

Phillips Edison & Company

1814 East Murray Holladay Road

Salt Lake City, Salt Lake County, Utah

A Part of the Northeast 1/4 of Section 9, T2S, R1E, SLB&W

